

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
DANNY HORTON and wife, DEANNA HORTON
180 FOX VALLEY FARM
MAYLENE, ALABAMA 35114

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$125,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, FRANCES L. KING, a married woman, and GWENDOLYN L. HARDING, a married woman, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto DANNY HORTON and wife, DEANNA HORTON, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 35, according to the Survey of Willow Creek Phase Two, as recorded in Map Book 9, Page 102 A & B, in the Probate Office of Shelby County, Alabama.

THE HEREINABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEAD OF THE HEREINABOVE NAMED GRANTORS AND THEIR SPOUSES.

FRANCES L. KING AND GWENDOLYN L. HARDING ARE THE SURVIVING GRANTEEES OF THAT CERTAIN DEED RECORDED AS INSTRUMENT NO. 20060109000012760; THE OTHER GRANTEEES, EMMETT G. LYNN HAVING DIED ON OR ABOUT JANUARY 31, 2013, AND MARY FRANCES LYNN HAVING DIED ON OR ABOUT DECEMBER 27, 2014.

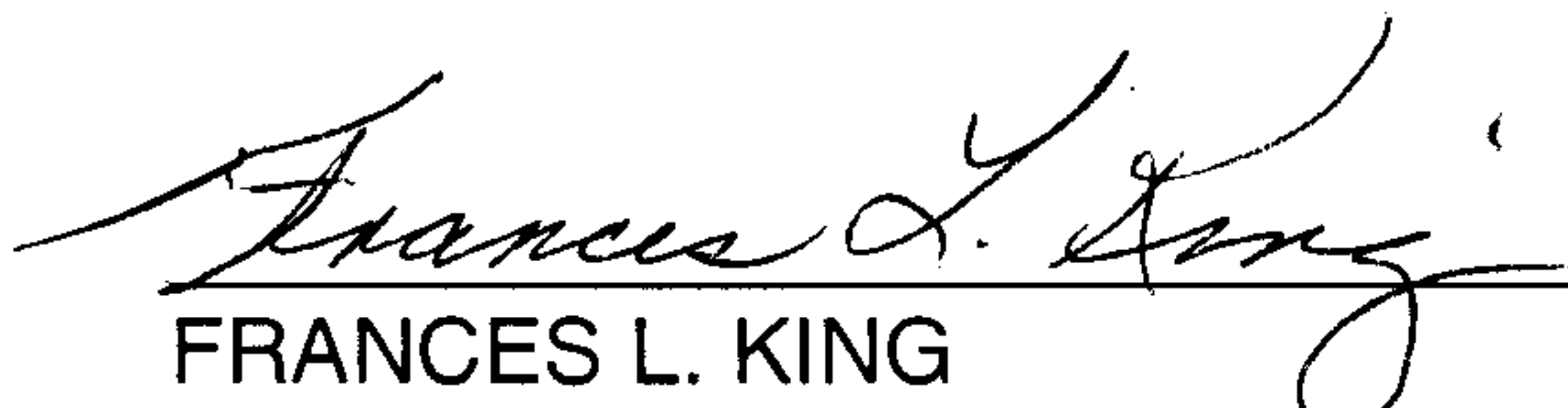
TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19TH day of FEBRUARY, 2015.



20150227000061590 1/3 \$145.00
Shelby Cnty Judge of Probate, AL
02/27/2015 12:14:52 PM FILED/CERT


FRANCES L. KING


GWENDOLYN L. HARDING

STATE OF ALABAMA


COUNTY OF JEFFERSON


Shelby County, AL 02/27/2015
State of Alabama
Deed Tax: \$125.00

I, the undersigned, a notary public in and for said county, in said state, hereby certify that FRANCES L. KING, a married woman, and GWENDOLYN L. HARDING, a married woman, whose names are signed to the foregoing conveyance and who are known to me,

acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19TH day of FEBRUARY, 2015.


NOTARY PUBLIC
My Commission Expires: 10/31/2015


20150227000061590 2/3 \$145.00
Shelby Cnty Judge of Probate, AL
02/27/2015 12:14:52 PM FILED/CERT

Grantor's Name:
FRANCES L. KING and GWENDOLYN L. HARDING
Mailing Address:
670 KING ROAD
ONEONTA, AL 35121


Property Address:
1023 Willow Creek Court
Alabaster, AL 35007

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
DANNY HORTON and wife, DEANNA HORTON
Mailing Address:
180 FOX VALLEY FARM
MAYLENE, ALABAMA 35114

Date of Sale: FEBRUARY 19TH, 2015
Total Purchase Price: \$125,000.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


20150227000061590 3/3 \$145.00
Shelby Cnty Judge of Probate, AL
02/27/2015 12:14:52 PM FILED/CERT